## ARIZONA CORPORATION COMMISSION UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL - MAKE CHANGES AS NECESSARY



W-02169A KEATON DEVELOPMENT COMPANY P. O. BOX 905 SALOME AZ 85348

## ANNUAL REPORT

FOR

3002 Let Market

12

FOR YEAR ENDING

12 31 2002

FOR COMMISSION USE

Ann04 0

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#### 3288533384

#### **COMPANY INFORMATION**

•	e) Keaton Development Corpora		
Mailing Address P,O Box 905			
(Stroet) Salome	AZ	85	5348
(City)	(State)	(	Zip)
(048) 050 3093	928-859-3984		
(928) 859-3982 Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No.	(Include Area Code)
-	Otds not		
Email Address <u>kentonwater</u>	(D) (DS. Net		
Local Office Mailing Address	SAME AS ABOVE		
	(Street)		
(Clty)	(State)	(2	ip)
Local Office Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell ]	No. (Include Area Code
Email Address			
M	ANAGEMENT INFORMATIO	DN .	
		Preside	n <b>t</b> itle)
Management Contact:Wi	lliam S. Scott (Name)	Preside (T	litle)
	lliam S. Scott	Preside	litle)
Management Contact: Will P.O. Box 905 (Street)	lliam S. Scott (Name)  Salome (City)	Preside	85348
Management Contact: Wil	lliam S. Scott (Name)  Salome	Preside (T AZ (State)	85348
P.O. Box 905 (Street)  (928) 859-3982 Telephone No. (Include Area Code)	City)  928-859-3984 Fax No. (Include Area Code)	Preside (T AZ (State)	85348 (Zip)
Management Contact: Will  P.O. Box 905 (Street)  (928) 859-3982  Telephone No. (Include Area Code)  Email Address keatonwater@te	Iliam S. Scott (Name)  Salome (City)  928-859-3984 Fax No. (Include Area Code)	Preside (T AZ (State)	85348 (Zip)
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Statutory Agent: John Chu	rchhill (Name)		
	•	ΑZ	85344
1300 Joshua Ave Suite B (Stroot)	Parker (City)	(State)	(Zip)
•	(928) 669-5376		
(928) 669-6195 Telephone No. (Include Area Code)	Fax No. (Include Area Code	Pager/Cell N	o. (Include Area Code)
Attorney: Richard L. Sallo	uist		
AND THE PERSON NAMED IN COLUMN TO A STATE OF THE PERSON NAMED IN COLUMN TO A S	(Name)		
2525 E Arizona Biltmore Circle Su	ite 117 Phoenix	AZ (State)	85016-2129 (Zip)
(Street)	(City)	(State)	(LIP)
(602) 224-9222 Telephone No. (Include Area Code)	(602) 224-9366 Fax No. (Include Area Code)	Pager/Cell No	. (Include Area Code)
Telephone 140. (Include Alea Code)	· ar . · or \another index of our		·
QW	NERSHIP INFORMATI	ION	
Check the following box that applies to y	your company:		
Sole Proprietor (S)	☐ C Corporation	(C) (Other than A	ssociation/Co-op)
Partnership (P)	Subchapter S C	Corporation (Z)	
Bankruptcy (B)	Association/Co	op (A)	
Receivership (R)	Limited Liabili	ty Company	
Other (Describe)			
	COUNTIES SERVED		
Check the box below for the county/ies i	n which you are certificated to	provide service:	
<b>_</b> АРАСНЕ	☐ COCHISE	□ со	CONINO
☐ GILA	☐ GRAHAM	☐ GR	EENLEE
□ LA PAZ	MARICOPA	□ мо	HAVE
☐ NAVAJO	☐ PIMA	☐ PIN	IAL
☐ SANTA CRUZ	☐ YAVAPAI	☐ YU	MA
☐ STATEWIDE			

Keaton Development Company, Inc

#### UTILITY PLANT IN SERVICE

Acct.		Original	Accumulated	O.C.L.D.
No.	DESCRIPTION	Cost (OC)	Depreciation (AD)	(OC less AD)
301	Organization	1,250	1,250	
302	Franchises			
303	Land and Land Rights	8,200		8,200
304	Structures and Improvements	4,645	1,250	3,395
307	Wells and Springs	55,911	29,267	26,644
311	Pumping Equipment	72,562	51,571	26,644
320	Water Treatment Equipment			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
330	Distribution Reservoirs and Standpipes	45,102	20,912	24,190
331	Transmission and Distribution Mains	210,614	113,025	97,589
333	Services	57,073	15,973	41,100
334	Meters and Meter Installations	6,033	4,283	1,750
335	Hydrants	26,856	3,495	23,361
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment	2,884	2,050	834
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment	1,304	1,304	
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	492,434	244,380	248,054

This amount goes on the Balance Sheet Acct. No. 108 -

#### COMPANY NAME Keaton Development Company, Inc

## CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation  Expense (1x2)
301	Organization	1,250		
302	Franchises			
303	Land and Land Rights	8,200		
304	Structures and Improvements	4,645	6.33%	294
307	Wells and Springs	55,911	2.06%	1,151
311	Pumping Equipment	72,562	4.32%	3,134
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	45,102	8.39%	3,784
331	Transmission and Distribution Mains	210,614	1.93%	4,066
333	Services	57,073	5.14%	2,933
334	Meters and Meter Installations	6,033	5.80%	350
335	Hydrants	26,856	3.62%	973
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment	2,884	7.21%	208
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment	1,304	0	0
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	492,434		16,893

This amount goes on Comparative Statement of Income and Expense \_\_\_\_\_\_Acct. No. 403.

Keaton Development Company, Inc

#### **BALANCE SHEET**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS	ILAR	LAIN
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$7,881	\$4,679
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	17,893	16,875
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		,
162	Prepayments		and the same of th
174	Miscellaneous Current and Accrued Assets	1,742	2,614
	TOTAL CURRENT AND ACCRUED ASSETS	\$27,516	\$24,168
	FIXED ASSETS	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
101	Utility Plant in Service	\$486,077	\$492,434
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	227,266	244,159
121	Non-Utility Property		
122	Accumulated Depreciation - Non Utility		
	TOTAL FIXED ASSETS	\$258,811	\$248,275
	TOTAL ASSETS	\$286,327	\$272,443

NOTE: The Assets on this page should be equal to Total Liabilities and Capital on the following page.

#### Keaton Development Company, Inc

#### **BALANCE SHEET (CONTINUED)**

KEATON DEVELOPMENT

Acct.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES	YEAR	ILI
	OUT OF NEATH A PHILIPPO		
	CURRENT LIABILITES	\$96,113	\$123,168
231	Accounts Payable	4,000	4,000
232	Notes Payable (Current Portion)	4,000	
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes		
237	Accrued Interest	2 727	5,796
241	Miscellaneous Current and Accrued Liabilities	3,737	\$132,964
	TOTAL CURRENT LIABILITIES	\$103,850	\$132,504
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$46,672	\$44,850
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction	262,682	247,197
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
261	TOTAL DEFERRED CREDITS	\$262,682	\$247,197
	TOTAL LIABILITIES	\$413,204	\$425,011
	CARITAL ACCOUNTS		
201	CAPITAL ACCOUNTS	\$50,000	\$50,000
201	Common Stock Issued	19,500	19,500
211	Paid in Capital in Excess of Par Value	(196,377)	(222,068)
215	Retained Earnings	(170,377)	(222,000)
218	Proprietary Capital (Sole Props and Partnerships)	(9126 977)	(\$152,568)
	TOTAL CAPITAL	(\$126,877)	(\$132,300)
	TOTAL LIABILITIES AND CAPITAL	\$286,327	\$272,443

Keaton Development Company, Inc

## COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$127,729	\$150,390
460	Unmetered Water Revenue		
474	Other Water Revenues	138	2,045
	TOTAL REVENUES	\$127,868	\$152,435
	OPERATING EXPENSES		242 (21
601	Salaries and Wages	\$22,510	\$42,621
610	Purchased Water		
615	Purchased Power	13,900	12,647
618	Chemicals		10.505
620	Repairs and Maintenance	3,762	12,585
621	Office Supplies and Expense	11,782	10,091
630	Outside Services	17,622	26,933
635	Water Testing	8,356	4,429
641	Rents	5,633	5,600
650	Transportation Expenses	11,748	7,826
657	Insurance - General Liability	2,082	
659	Insurance - Health and Life		661
666	Regulatory Commission Expense – Rate Case	45	45
675	Miscellaneous Expense	3,463	656
403	Depreciation Expense	26,981	16,893
408	Taxes Other Than Income	1,843	4,065
408.11	Property Taxes	9,703	13,243
409	Income Tax		
	TOTAL OPERATING EXPENSES	\$139,430	\$158,295
	OPERATING INCOME/(LOSS)	(\$11,562)	(\$5,860)
	OTHER INCOME/(EXPENSE)		
419	Interest and Dividend Income	\$	(\$71)
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense	6,481	9,684
	TOTAL OTHER INCOME/(EXPENSE)	6,481	\$9,613
	NET INCOME/(LOSS)	(\$18,043)	(\$15,473)

#### Keaton Development Company, Inc

#### SUPPLEMENTAL FINANCIAL DATA Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued	06/02/97	12/23/99		
Source of Loan		WIFA		
ACC Decision No.				
Reason for Loan	Business	Business		
Dollar Amount Issued	\$4,000	\$48,121	\$	\$
Amount Outstanding	\$4,000	\$44,850	\$	\$
Date of Maturity				
Interest Rate	8%	8%		
Current Year Interest	\$320	\$1,315	\$	\$
Current Year Principle	\$0.00	\$1,749	\$	\$

Meter Deposit Balance at Test Year End \$ 25,465

Meter Deposits Refunded During the Test Year \$ 2,796

#### COMPANY NAME Keaton Development Company, Inc

#### WATER COMPANY PLANT DESCRIPTION

#### WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (Gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
B-5-1328A	60	500		16"	N/A	
B-5-12-21dde	60	600		16"	N/A	

Arizona Department of Water Resources Identification Number

#### **OTHER WATER SOURCES**

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
N/A None		

DOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
10 hp	2		
5 hp	1		

STORAGE T	STORAGE TANKS		E TANKS
Capacity	Quantity	Capacity	Quantity
20,000	1	5,000	1
14,000	2	`	

Keaton Development Company, Inc

## WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

	MATIAS	
Size (in inches)	Material	Length (in feet)
2	PVC	880
3	PVC	3280
4	PVC	4455
5		
6	PVC	21615
8		
10		
12		
<u></u>		

**CUSTOMER METERS** 

Size (in inches)	Quantity
5/8 X <sup>3</sup> / <sub>4</sub>	398
3/4	
1	
1 1/2	1
2	
Comp. 3	
Turbo 3	1
Comp. 4	
Tubo 4	
Comp. 6	
Tubo 6	

For the following three items, list the utility owned assets in each category.

TREATMENT EQUIPMENT:		
Chlorination	System	
STRUCTURES:		
Booster Pump	Hous <b>e</b>	
OTHER:		

Keaton Development Company, Inc

#### WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2002

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD	GALLON PUMPED (Thousands)
JANUARY	391	1,423,050	2,916,092
FEBRUARY	388	1,500,510	2,357,910
MARCH	389	1,693,920	1,873,490
APRIL	388	1,991,410	2,736,500
MAY	388	1,776,510	2,432,800
JUNE	389	2,213,060	3,269,400
JULY	391	1,818,204	2,446,000
AUGUST	389	1,938,834	3,107,100
SEPTEMBER	387	1,481,300	1,986,300
OCTOBER	389	1,765,813	2,361,000
NOVEMBER	388	1,691,149	2,319,900
DECEMBER	392	1,780,300	2,691,810
	TOTAL	21,074.060	30,498,302

Is the Water Utili	ty located in an ADWI	Active Management Area (AMA)?
( ) Yes	( <sup>x</sup> ) No	
Does the Compa	ny have An ADWR Gal	lons Per Capita Per Day (GPCPD) requirement?
( ) Yes	( ) No	
If yes, provide th	e GPCPD amount:	
What is the level (If more than one well, p.		on your system. <0.0050 mg/l

Note: If you are filing for more than one system, please provide separate data sheets for each system.

COMPANY NAME	Kenton Developme	ent Company, Inc	YEAR ENDING 12/31/2002	
PROPERTY TAXES				
Amount of actual property	taxes paid during Calen	dar Year 2002 was: \$	4,247.30	
Attach to this annual report property tax payments) of a	t proof (e.g. property tax any and all property taxe	t bills stamped "paid in fi es paid during the calend	ull" or copies of cancelled checks for ar year.	
If no property taxes paid, e	xplain why			
		1944		
	Please a Hacked Statement	see bank		
	Statement			

COMPANY NAME Keaton Development	Company, Inc.	YEAR ENDING 12/31/2002			
INCOME TAXES					
For this reporting period, provide the following:					
Federal Taxable Income Reported Estimated or Actual Federal Tax Liability	(10,016)				
State Taxable Income Reported Estimated or Actual State Tax Liability	(10,016)	<del>-</del>			
Amount of Grossed-Up Contributions/Advances:					
Amount of Contributions/Advances Amount of Gross-Up Tax Collected Total Grossed-Up Contributions/Advances		_ <del>-</del> 			
Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.					
CERTIFICATION					
The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.					
SIGNATURE	5-21-03 Date	<del>-</del>			
William S. Scott PRINTED NAME	President TITLE				

# VERIFICATION AND SWORN STATEMENT Intrastate Revenues Only

VERIFICATION			
V EXCELLENT	COUNTY OF (COUNTY NAME)		
STATE OF	La Paz		
I, THE UNDERSIGNED	NAME (OWNER OR OFFICIAL) TITLE WILLIAM S. Scott	President	
i, iii ottaataa	COMPANY NAME		
OF THE	Keaton Development Compa	ny, Inc.	

## DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA COPRORATION COMMISSION

FOR THE YEAR ENDING

MONTH DAY YEAR
12 31 2002

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

#### **SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2002 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)
\$\frac{151.594}{}

(THE AMOUNT IN BOX ABOVE INCLUDES \$ 0.00 IN SALES TAXES BILLED, OR COLLECTED

\*\*REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

HOTEL PAR COUNTY

La Par County

MY COMMISSION EXPIRES 03-31-07

SICNATURATE OF OFFICE OF OFFICE OF OFFICE OF OFFICE OFFICE OF OFFICE OF OFFICE OFFICE

MONTH MOU . 20 0 3

#### VERIFICATION AND SWORN STATEMENT RESIDENTIAL REVENUE INTRASTATE REVENUES ONLY

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

SS La Paz County President TITLE NAME (OWNER OR OFFICIAL) William S. Scott COMPANY NAME Keaton Development Company, Inc

OF THE

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

YEAR DAY MONTH 2002 31 12

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

#### **SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401,01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM <u>ARIZONA INTRASTATE UTILITY OPERATIONS</u> RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2002 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES	
	1
<b>\$</b> 151,594	I

(THE AMOUNT IN BOX AT LEFT 0.00INCLUDES \$ IN SALES TAXES BILLED, OR COLLECTED

\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED.

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

ANTET T. YORGENSEN

DAY OF

MY COMMISSION EXPIRES 03-31-07

NOTARY PUBLIC NAM COUNTY NAME

SIGNATURE OF NOTARY PURLIC

President

T 1 0 62 427085

Benk One, NA Arizona Merkat P.O. Box 92102 Bedford , TX 76095-2102

Acct # 000000634394187

Nov 30 through Dec 31, 2002 Page 1 of 3

WE'RE READY TO ASSIST YOU WITH YOUR BANK ONE ACCOUNT OR OPEN NEW BUSINESS ACCOUNTS 24 HOURS A DAY. CALL BANK ONE BUSINESS SOLUTIONS AT 1-800-404-4111 AND SPEAK WITH ONE OF OUR BUSINESS BANKING EXPERTS TODAY. CALL BUSINESS LOAN BY PHONE AT 1-800-404-4111 WHEN YOU NEED MONEY FOR YOUR BUSINESS.

## Summary of Account Balances

All summary balances shown are as of December 31, 2002 unless otherwise stated. For details of your IRAs, credit accounts or securities accounts, you will receive separate statements.

	Interest paid this year	Balance as of Dec 31 \$31.69
Bank One Business Checking 000000834394167 Bank One Business Money Market Savings 000000046218224	6.52 \$6.52	840.04 \$871.73

#### BANK ONE BUSINESS CHECKING

Account number 000000634394167

	/lema	Amount
		\$ -285.27
Beginning balance	•	- 4.247.30
Chadra paid	3	- 1,533,41
Other withdrawals	6	+6.097.67
Other credits / deposits / additions Balance as of Dec 31		\$31.69

Checks paid	<b>Am</b> ount	Date paid	Number	Amount Date paid
999991	4.247.30	12-24	Total	4,247.30
		/	/	